



**442, 20 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2167193



\$310,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	606 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 384
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Whether you're a first-time homeowner or looking for a fantastic investment, this stunning top-floor unit at ****Red Haus**** in Royal Oak is the perfect choice! With 607 sq ft of beautifully upgraded living space, this bright and welcoming home offers the perfect blend of comfort and style. Step into a sun-soaked living space with an open-concept design that flows seamlessly from room to room. The upgraded kitchen offers both style and function with modern fixtures, ample counter space, and a handy breakfast bar—perfect for casual dining or entertaining. A thoughtfully placed built-in desk provides the ideal spot for working from home, while the adjacent living area leads to your private covered balcony, a cozy retreat to enjoy outdoor relaxation. The spacious bedroom has easy access to the 4-piece bathroom with a full-sized tub. Additional features include in-suite laundry, titled underground parking, and a storage locker. Enjoy access to the clubhouse, and ample visitor parking. Located in the vibrant Royal Oak community, you're steps from great shopping, restaurants, and top schools, with quick access to Stoney Trail, Crowchild, and the Tuscany C-Train station. Don't miss out on this incredible opportunity!